

City of Keene
New Hampshire

ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING MINUTES

Monday, September 15, 2025

6:30 PM

**Council Chambers,
City Hall**

Members Present:

Richard Clough, Chair
Edward Guyot, Vice Chair
Adam Burke
Zach LeRoy, Alternate

Staff Present:

Evan Clements, Planner, Deputy Zoning
Administrator

Members Not Present:

Tad Schrantz

I) Introduction of Board Members

Chair Clough called the meeting to order at 6:30 PM and explained the procedures of the meeting. Roll call was conducted. Mr. Clements stated that all of the hearings tonight will be continued to the next meeting, and only three members are needed for those votes. He continued that Mr. LeRoy is technically not a full member, and he is welcome to stay or go. Mr. LeRoy replied that he will stay, but does not need to be involved in the votes.

II) Minutes of the Previous Meeting

Chair Clough stated that there are no meeting minutes to vote on.

III) Unfinished Business

Chair Clough asked if there was any unfinished business. Mr. Clements replied no.

IV) Hearings

- A) ZBA-2025-13: Petitioner, Mike Gokey, of Markem-Imaje, 150 Congress St., represented by Jonathan Lefebvre, of Fieldstone Land Consultants, 206 Elm St., Milford, requests a Variance for property located at 150 Congress St., Tax Map #598-002-000-001-002 and is in the Industrial Park District. The Petitioner requests a Variance to allow a lot that does not meet the setback requirements per Article 6.3.2 of the Zoning Regulations.**

Chair Clough introduced ZBA-2025-13 and stated that the applicant has asked for a continuance.

Mr. Guyot made a motion to continue ZBA-2025-13 to the next regularly scheduled meeting of the Zoning Board of Adjustment, October 6, 2025, at 6:30 PM. Mr. Burke seconded the motion, which passed by unanimous vote.

- B) ZBA-2025-14: Petitioner, Mike Gokey, of Markem-Imaje, 150 Congress St., represented by Jonathan Lefebvre, of Fieldstone Land Consultants, 206 Elm St., Milford, requests a Variance for property located at 150 Congress St., Tax Map #598-002-000-001-002 and is in the Industrial Park District. The Petitioner requests a Variance to allow a lot that does not meet the minimum lot size requirements per Article 6.3.2 of the Zoning Regulations.**

Chair Clough introduced ZBA-2025-14 and stated that the applicant has asked for a continuance.

Mr. Burke made a motion to continue ZBA-2025-14 to the next regularly scheduled meeting of the Zoning Board of Adjustment, October 6, 2025, at 6:30 PM. Mr. Guyot seconded the motion, which passed by unanimous vote.

- C) ZBA-2025-15: Petitioner, Mike Gokey, of Markem-Imaje, 150 Congress St., represented by Jonathan Lefebvre, of Fieldstone Land Consultants, 206 Elm St., Milford, requests a Variance for property located at 150 Congress St., Tax Map #598-002-000 and is in the Industrial Park District. The Petitioner requests a Variance to allow a lot that does not meet the parking surface requirements per Article 9.4.2 of the Zoning Regulations.**

Chair Clough introduced ZBA-2025-15 and stated that the applicant has asked for a continuance.

Mr. Guyot made a motion to continue ZBA-2025-15 to the next regularly scheduled meeting of the Zoning Board of Adjustment, October 6, 2025, at 6:30 PM. Mr. Burke seconded the motion, which passed by unanimous vote.

- D) ZBA-2025-16: Petitioner, Mike Gokey, of Markem-Imaje, 150 Congress St., represented by Jonathan Lefebvre, of Fieldstone Land Consultants, 206 Elm St., Milford, requests a Variance for property located at 150 Congress St., Tax Map #598-002-000 and is in the Industrial Park District. The Petitioner requests a Variance to allow a lot that does not meet the minimum lot size requirements per Article 6.3.2 of the Zoning Regulations.**

Chair Clough introduced ZBA-2025-16 and stated that again, the applicant has asked for this to be continued to the October meeting.

Mr. Burke made a motion to continue ZBA-2025-16 to the next regularly scheduled meeting of the Zoning Board of Adjustment, October 6, 2025, at 6:30 PM. Mr. Guyot seconded the motion, which passed by unanimous vote.

- E) ZBA-2025-17: Petitioner, Mike Gokey, of Markem-Imaje, 150 Congress St., represented by Jonathan Lefebvre, of Fieldstone Land Consultants, 206 Elm St., Milford, requests a Variance for property located at 150 Congress St., Tax Map #598-002-000 and is in the Industrial Park District. The Petitioner requests a Variance to allow a lot where the building currently encroaches approximately four feet into the 30 foot side setback line on the southwesterly corner per Article 6.3.2 of the Zoning Regulations.**

Chair Clough introduced ZBA-2025-17 and stated that the applicant has asked for a continuance.

Mr. Guyot made a motion to continue ZBA-2025-17 to the next regularly scheduled meeting of the Zoning Board of Adjustment, October 6, 2025, at 6:30 PM. Mr. Burke seconded the motion, which passed by unanimous vote.

- F) ZBA-2025-18: Petitioner, Mike Gokey, of Markem-Imaje, 150 Congress St., represented by Jonathan Lefebvre, of Fieldstone Land Consultants, 206 Elm St., Milford, requests a Variance for property located at 150 Congress St., Tax Map #598-002-000 and is in the Industrial Park District. The Petitioner requests a Variance to allow an indoor recreation/entertainment facility where not permitted per Article 6.3.5 of the Zoning Regulations.**

Chair Clough introduced ZBA-2025-18 and stated that the applicant has asked for this to be continued to the October meeting.

Mr. Guyot made a motion to continue ZBA-2025-18 to the next regularly scheduled meeting of the Zoning Board of Adjustment, October 6, 2025, at 6:30 PM. Mr. Burke seconded the motion, which passed by unanimous vote.

Mr. Clements stated that for the record, the October 6, 2025 meeting will be at 6:30 PM, in Council Chambers, located on the second floor of City Hall.

V) New Business

Chair Clough asked if there was any new business. Mr. Clements replied no.

VI) Staff Updates: Master Plan & Annual City Council Report

Chair Clough asked if staff had any updates. Mr. Clements replied no.

VII) Communications and Miscellaneous

VIII) Non-public Session (if required)

IX) Adjournment

There being no further business, Chair Clough adjourned the meeting at 6:40 PM.

Respectfully submitted by,
Britta Reida, Minute Taker

Reviewed and edited by,
Corinne Marcou, Board Clerk